



Surf Pines Breeze

Newsletter of the Surf Pines Association

July 2012 Vol. XVIII, No. 4

President's Comments



by Brian Radditz



As the fiscal year for 2011–2012 comes to an end I am taking this opportunity to send a message of thanks to all who have helped make this a pleasure. The year started with change and ends with change, proving the only constant in life is change. The willingness of your board of directors to work together to made quarterly board meetings, committee communications, budget decisions and continuing business operations without an administrator a success. Thank you fellow board members for a job well done. Please remember to give your thanks to our two departing board members, Burr Allegaert and Russ Keizer, at our annual meeting on Saturday, August 4.

For fiscal year 2012–2013 you have two outstanding candidates whose bios are in this issue of the *Breeze*. I have worked with both of these candidates and find them very well qualified. There may be others that come forward before the annual meeting for consideration. This is a very important vote of membership that will have an impact on the association for the next three years. Please give all prospective candidates your respect and thanks for volunteering.

Jeff Hall has been doing an outstanding job on the *Breeze* this year and he has decided to add website development and applications to his duties. I will be asking Jeff to make a presentation of our new website and some of its applications at the annual meeting. You won't want to miss this.

At our annual meeting you will hear from each committee chair about their work and be able to ask them questions about things you have always wondered about. All of the committees have done a commendable job this year and deserve our thanks.

As many of you know our administrator, Patrick Wingard, was offered a great job and left us in early spring. Since then, our bookkeeper, Debbie Eddy, has stepped up her duties and will be sitting at the head table as our bookkeeper and interim administrator. Debbie has been great to work with and a true asset to our association. Introduce yourself if you get a chance. Debbie has been involved in our decision process that will result in two firsts for the association, namely foreclosure and accounts receivable write-offs. Not to worry, the association is in a strong financial position and the future looks bright. You will see at the annual meeting our budget forecast that provides for our needs without increasing our current dues.

As always, John and Carol Gates have professionally addressed our security issues and so much more. Many thanks from all of us.

Finally, I want to thank all of you for electing me to the board of directors. It has been stimulating and rewarding. I encourage anyone that is interested in volunteering to contact committee chairs and get involved. It has been fun.

Quick News

Real Estate

by Karen Radditz

This information is strictly related to Surf Pines. We are seeing a small bump in sales. However, we are still in a declining market. Foreclosure listings are up, with more coming. There are currently sixteen active home listings in Surf Pines, with two of those pending. Both of the pending foreclosures are on Manion Drive. It is my understanding that there are an additional four foreclosures coming on the market this summer in Surf Pines. The homes that are listed range from \$150,000 to \$1,300,000. There are currently 18 lots listed for sale also.

Rising to the Challenge of Tsunami Debris

by Susan Holloway and Charlie Rule

CoastWatch is working with several other groups to prepare a very Oregonian response to the potential flood tide of marine debris generated by the Japanese tsunami. Our state has a long tradition of citizen stewardship over our shoreline, in which CoastWatch has played a part. In keeping with this tradition, we're working to develop a volunteer-based response to the debris problem.

We've joined with Surfrider, SOLVE, the Washed Ashore project and Oregon Sea Grant in the Oregon Marine Debris Team. While this joint project is still in the planning stage, the goals will be to monitor the entire Oregon shoreline to report on accumulations of tsunami debris, and to have clean-up volunteers ready to roll. We're putting out a call to CoastWatchers and other members to step forward if you would be willing to serve as an area coordinator for tsunami clean-up efforts.

Watch our website for updates; more details will be announced very soon. You can see the Marine Debris Team's first newsletter online, <http://eepurl.com/IXEZT>, and there you'll find a place to sign up for future messages.

If you would be willing to help with monitoring, clean-up or both, contact Phillip Johnson, (503) 754-9303, phillip@oregonshores.org. Of course, if you're a CoastWatcher, the place to start is with monitoring your own mile.

Security Corner

by John and Carol Gates

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While you can't always tell by the weather summer has come to the coast and with it comes more owners and visitors to Surf Pines. With the new season comes added responsibility. Slow down when driving our narrow roads especially when approaching pedestrians. Report strange vehicles or unfamiliar people. During the last quarter we had a home invasion on Ocean Dr. It is our assumption that the intruder came off the beach. The resident was home asleep at the time of the break-in. No one was hurt and nothing was stolen and the intruder was not apprehended. If you see anything suspicious give me a call. Remember to use the Surf Pines beach trails when coming and going to the beach. Do not use private property trails. Thank-you to Jeff TerHar for all the mowing he has done on Ocean Drive, it looks great and definitely makes our job easier.

Enjoy your summer.

Resident Marge Bloomfield Honored

by Tom and Nancy Wilcox

Kudos to our Surf Pines neighbor and friend Marge Bloomfield. She was the special honoree at the Astoria Music Festival Award Dinner this past Sunday evening, June 24th. She and her late husband, Ted, have worked tirelessly through the years with the Liberty Theater Restoration project to bring ongoing quality music events to our North Coast. In past years she has served as President of our Association as well as editor of the *Breeze*. It is a joy to know her and we are grateful for her effort and support for the community.

Hey Surf Pines Neighbors

by Randall Henderson

You might have seen the recent news story about tsunami debris, mostly styrofoam, junking up the beach. Jeanne and I have been noticing it on our walks so we've started taking a garbage bag to pick up what we can. Seems like a drop in the bucket but I think if those of us who walk or drive on the beach would do that the collective effort would make a real difference and prevent styrofoam from breaking up beyond recovery. And who knows, you might find a glass ball or some other cool thing.

Members to Elect Directors at Annual Meeting

The terms of two members of the Board of Directors, Burr Allegaert and Russell Keizer, end in August and two new directors will be elected. Statements written by the candidates follow:



Susan Holloway 90054 Ocean Drive, susan.holloway@comcast.net, 503-706-5860

I have been part of the Surf Pines community for nearly ten years, having chosen the location and the community over any other on the north coast. Committed to the quality of Surf Pines, I feel confident of the value I can bring to the board and the community.

My business life over thirty years is a combination of business and education with work for non-profit and for-profit organizations. I have years of managing people, projects and issues, with success in building corporate structure, systems and processes. Budgets under my direction ranged from \$100,000 to \$3.3 million with numerous direct reports and small and large department staffs.

A few of my favorite business experiences:

Head master (principal) of a small non-profit school in Wilsonville with the opportunity to turn a struggling school and faculty into a successful one, adding a middle school and a faculty of sixteen.

- Vice president of education and museum services at the Oregon Museum of Science and Industry (OMSI). As a member of the senior management team had responsibility for design and implementation of all museum education and museum services programs including teacher education, exhibit and lab educators, three camp programs, summer and after school classes and outreach programs to seven northwest states. Also managed human resources and volunteer services departments.
- Multnomah County CASA (Court Appointed Special Advocates): established this non-profit in 1985 with the help of the then current juvenile court judge. Served as board president and chaired numerous committees. CASA advocates for the best interest of abused and neglected children who are under the protection of the juvenile court, seeking to assure safe, permanent families for them in the shortest possible time. In 1998 oversaw the merger of the Multnomah and Washington County programs, resulting in an organization that advocates for 50% of the court dependent children in Oregon. Although I am no longer directly involved, CASA is a thriving organization and last year served 855 children in Multnomah and Washington Counties through the efforts of 360 active CASA volunteers.

Graduated from the University of Oregon and taught in Oregon public schools for seven years. I have three grown children – a doctor, a lawyer and a business trainer and two grandchildren.

David Butler 89841 Sea Breeze Drive, yama.butler@gmail.com, 503-717-0222

A native Oregonian, retired from the successful Sleighbells Christmas Tree Farm and Gift Shop in Newberg to the Oregon coast in 1999. He and his wife Annette have been full time residents of Surf Pines since 2002. He now keeps busy by working part-time managing the Cannon Beach American Legion and selling wine locally for Wineworks of Oregon. Prior to tree farming he spent twenty-four years combined in sales management for Adidas Outdoor and Media Home Entertainment. He is currently on the board of directors for Tolovana Arts Colony and is president of the Gearhart Golf Men's Club. David values the unique life style Surf Pines offers and is willing to work toward preserving it for future generations.

Roads and Grounds Committee

by Don Kruger, Committee Chair

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For those who don't know, the responsibility of the Roads & Grounds committee is to advise the Board of Directors concerning the maintenance and improvement of Surf Pines Association roads and properties.



Pavement Management Plan

The overall master plan continues to evolve. Currently, a plan to repave Manion Drive has been proposed for the coming fiscal year. The Phase 1 proposal is to repave and add adequate shoulders from the south gate to approximately Primrose Lane. Future phases will be scheduled based on the knowledge and experience gained from completing Phase 1.

A reminder, please do not remove the survey poles because doing so will hamper the success of our project.

Gate Maintenance & Operation

On Easter Sunday, an accident damaged the south entry gate to the extent that replacement was necessary. Since replacement of both south gates had been planned during the coming year, the decision to replace both gates was made. As a result, the south gates were out of operation for a significant amount of time. The planned improvements to all the gate boxes providing easier access for maintenance and/or repair were also completed. The vinyl bollard covers have been installed, substantially improving the appearance.

Horizon Pump Station

Beavers built a dam which raised the water level north of the pump station making the path from Manion to Ocean unusable and rendering the water control pump ineffective. A contractor was hired to remove it, only to have the beavers build another one. We are currently considering possible solutions to the problem.

The Roads & Grounds Committee seeks input from all residents. If you have concerns or suggestions call, email, or join us at one of our meetings to let us know what they are. Meetings will be held at 9:00 a.m. on second Tuesday of each month, in the meeting house. The committee represents full-time residents, owners who rent, and part-time owners who do not rent.

Vacation Rental Committee

by Susan Holloway, Committee Chair

Our goal is to remain balanced and understand all points of view. Our mission is to communicate with all rental owners, and through those rental owners to all renters, in order to preserve the Surf Pines Community in both residential value and community spirit.

The committee met frequently during the fall and winter months. We completed the first phase of the work and gained approval of two communication documents by the Board at the April Board meeting. The documents – Creating Community Within Surf Pines and Welcome to Surf Pines – are included in this issue of the *Breeze*. We created the Welcome document for all guests to Surf Pines and hope that you find it a nice introduction to the guidelines of the community.

The documents and additional ideas for rental owners were assembled into a bound packet for each of the twenty rental homeowners. A personal letter from me was included with each packet to owners, giving them the reason for the packet and asking for a short follow-up conversation to clarify points or discover missing issues. Each person I have spoken to has been complimentary of the committee for the packet of documents and information. Some felt that they were given ideas to improve their own documents. Most owners are renting just during July and August and annual rental days range from twenty to slightly over 100. They report no issues having been brought to their attention by the community. John Gates has copies of the packet for anyone who would like a copy.

The Committee will continue the process of communication throughout the summer. In addition, the Committee will serve as a resource to solve any rental issues brought to the Board by the Surf Pines Community. We value your input to this process and ask that you forward any ideas or questions. *(contact info on back page)*



FROM THE SURF PINES BOARD & VACATION RENTAL COMMITTEE 2012



Brian Radditz, Board President
Norma Keever Burr Allegeart
Norman Tuttle Russ Keizer

Susan Holloway, Committee Chair
Dave Butler Judi Stewart
Ron Calvert OT Millsap

This document provides suggestions that will address a concern about vacation rentals, create harmony within the community, and provide ideas to keep your house secure. In addition, it may provide you with information that you have not known.

FACTS:

Clatsop County zoning and land use ordinances regarding property rentals less than 30 days, aka vacation rentals, govern unincorporated areas of the county such as Surf Pines and include a **requirement for collecting a transient room tax of 7%** from each home renter who uses the home for less than 30 days. This tax is payable to the county each quarter. See www.co.clatsop.or.us and search for transient room tax. This is in addition to the **1% rental tax paid to the state**. See www.oregon.gov/DOR/lodging-registration. In addition, specific CC&Rs apply to some owners within Surf Pines.

GUIDELINES:

1. RENTAL AGREEMENT: Create a good rental agreement, approved by your lawyer, that spells out the necessary agreements between you and a renter, including the *Welcome to Surf Pines* message regarding respect for neighbors, quiet between 10:00 PM and 10:00 AM, traffic safety, dog rules, hunting, fires and fireworks regulations, and security and property line concerns.

2. RENTAL GATE CODES: Only use the rental gate code for your renters. John Gates will give you a specific rental code that is good 24/7. Call John at 503 738-0637. In addition, email John (surfpinessecurity@hotmail.com) with renter information each time.

3. EMERGENCY CONTACT INFORMATION: Make sure your emergency contact information is up-to-date should your renter or John Gates in Security need to reach you. And make sure your renters know how to reach Surf Pines Security or other Clatsop County authorities in case of an emergency.

4. BEACH PATHS: Provide visitors with the attached map of Ocean Drive beach paths. There are six paths to the beach between Ocean Drive and the sand. On Ocean Drive, each path has a number on the post. On the ocean side there is a post at the end of the path with that number of reflectors, 1-6. This information should be available even if you have a private path, as your guests may want to access the beach while on a walk, or become uncertain about returning to the home when on the beach.

5 SURF PINES DIRECTORY: The Surf Pines phone and address list is private information for owners only. Please secure it for your use only.

6. FIRE PITS: Fires are a major concern within Surf Pines. The homeowner of even a small recreational fire pit must have a permit issued by the fire department and we discourage making it available to your renters as they may not recognize the danger and could harm your property. (See attached document.)

7. GARBAGE: Arrange to have the garbage picked up in your driveway rather than on the street Contact WOW at 503 861-0578 or www.westernoregonwaste.com/clatsop to make those arrangements. Leaving garbage cans on the street can result in spilled trash and notice that the house is vacant.

8. NEIGHBOR RELATIONS: Communicate, assuring neighbors of your tight rental requirements and guest expectations.

Nature Watch

by Greg Hutzell, Member Resident

The other day I watched a song sparrow build a nest on the ground near the base of a fern. Time after time it would leave and return with blades of dry grass of various dimensions in its beak. Once the nest was done, the sparrow had built a foundation using large blades of grass, and then finished the cup or bowl with grass that was very thin. Later I took a picture which is included here. I watched that solitary bird for about thirty minutes and lost count after thirty-five different trips. I wondered how many pieces of grass it would need before being satisfied that the perfect nest had been constructed. While watching, I wondered how many 2x4s are used in the construction of the typical 2,000 square foot ranch style home. Watching the labor required by the bird made me appreciate how easy home builders have it with simply having to request the local lumberyard deliver all their grass blades at one time.



The architecture of bird nests is a unique study, where the maxim form follows function can be observed. Birds are often remarkable for their inventive use of local materials for nests. Consider the diversity of unique designs offered by different birds, where each species is hard-wired to create cookie cutter versions for each nesting event. There is evidence that young adult birds making their first nests, do improve with practice. Some studies have shown that a least some birds, hand-raised in captivity, can build a nest typical of their own species without ever having seen one. Certainly there are birds that will reuse the same nest year after year, such as the bald eagle, but when the time comes, most start from scratch to create their disposable birthing rooms.



Some local birds go to great lengths to construct their homes, while others take the simple approach and lay their eggs on the ground sans any comfortable bedding. Consider the massive two-ton nest of the bald eagle, to the plover that finds a sand dune works just fine. Accompanying this article are some pictures I've take of some different nests. Of these the most impressive is the diminutive nest of the rufous hummingbird, and the stunning hanging gourd shaped nest of the common titmouse. The hummingbird nest is constructed of cotton or wool like material and surfaced with bits of lichen for camouflage. The

titmouse has amazing construction techniques. The nest hangs from a branch, and is constructed by inter-connecting twigs with pieces of moss, spider webs, and grasses. At the upper end is a small entry hole.



Most birds are opportunistic when it comes to building materials, and will readily incorporate manmade items into their nests if they fit basic requirements of size and texture. Paper, dental floss, and bits of fabric regularly show up in the handiwork of suburban birds. Generally females are the skilled builders, and most males abdicate any responsibility for helping with the nest or young. However, in some species, the male builds the foundation and female provides the finish work.

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Bird nests are a sight to behold and are worthy of our notice. I'm reminded that when our four children were young and we were driving somewhere in the winter when the trees were bare, I would announce to them that we were paying for nest sighting on this trip, so they should keep their eyes open because a hawk's nest was a \$1.00, a robin's nest \$.10, and so on. For a time it kept them busy and it served the purpose of making them aware that bird nests were something to notice and value.

Birds and their nests also deserve our respect. In fact, the laws protecting U.S. birds are far more sweeping than most people know. For example, without special permits, it is illegal for private citizens to possess most species of native birds, their feathers, their eggs, or even their abandoned nests.



Welcome to Surf Pines – Information For Our Guests to Enhance Your Visit and Keep Surf Pines a Desirable Residential Community

The posted speed limit in Surf Pines is 25 MPH or less.

Dogs must be on leash or under voice control at all times. Please clean up after your dog.

Hunting, shooting and fireworks are prohibited in Surf Pines. Fires are allowed on the beach but never leave a fire burning. Follow the dictates of the home owner about small permitted recreational fires in fire pits.

Surf Pines maintains six public paths for your use to walk to the beach. They are numbered on sign posts at six Ocean Drive access points and the matching numbers of reflectors are mounted on 4X4 posts at the beach access points. The home owner should provide a trail map. If information about the trails is not available to you, please contact Surf Pines Security, below.

Do not trespass onto private property.

Cars need to be parked in the driveway of the home you are visiting. The roads in Surf Pines are too narrow for road parking. It is recommended that you lock your auto when it is left unattended.

Tsunami warning: If you feel an earthquake so strong you may not be able to stand, Immediately and quickly move to high ground on Manion or Sea Breeze.

Do not go toward the ocean. Wait for an "all clear" before returning home.

Please ask your homeowner for direction about disposing of garbage and putting out the garbage cans for Friday pick-up.

Contact the homeowner with questions. For all emergencies – call 911.

John Gates, Surf Pines Security:

House: 503 738-0637 Cell: 503 298-7911



Use Fireworks Elsewhere, Not in Surf Pines



The association's policy regarding fireworks is stated in the *Owners' Guide*: To reduce the risk to residents and property presented by fireworks, the use of fireworks of any kind, including firecrackers, is prohibited in Surf Pines, except on the public beach, where state laws are strictly enforced by the Clatsop County Sheriff and the Oregon State Police." If either a resident or a guest seems unaware of the policy, then inform that person of it.

Fire Season



As the *Breeze* went to press, no date had been set for fire season to begin but was expected no later than July 4, 2012. During fire season, which usually extends from July through October, but varies from year to year depending on the weather, burning is restricted because of the risk of wildfire. Open burning and burning in a pile are banned during fire season. Burning in a barrel is allowed only with a permit. For more information, call the local office of the Department of Forestry at 503-325-5451.

Surf Pines Association

Board

President	Brian Radditz	33250 Silverspot Lane	861-0190	bradditz@yahoo.com
Vice-President	Russell Keizer	90016 Manion Dr	861-0211	lpkeizer@charter.net
Treasurer	Norman Tutton	89509 Manion Dr	717-0958	tuttonbeach@gmail.com
Secretary	Norma Keever	89026 Ocean Dr	738-5069	gnkeever@msn.com
Director	Burr Allegaert	89332 Manion Dr	738-7717	burr@theoregonshores.com

Administration

Administrator	To be determined			
Bookkeeper	Debbie Eddy		717-2535	debeddy0425@msn.com
Security	John Gates	33317 Surf Pines Lane	738-0637 298-7911	gates7299@hotmail.com

Committees

Roads & Grounds	Don Kruger	90128 Manion Dr	861-3815	dnkruger@msn.com
Community Relations	Katie Weber	89783 Sea Breeze Dr	738-5986	kkweber1@yahoo.com
	Bonnie Rogie	89825 Surf Pines Landing Dr	717-1003	brogie1@frontier.com
Vacation Rental	Susan Holloway	90054 Ocean Dr	706-5860	susan.holloway@comcast.net

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Members are invited to contribute articles. Contact Jeff Hall at jlh434@mac.com.